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GOVERNMENT OF PUNJAB

DEPARTMENT OF WATER RESOURCES

NOTIFICATION

The 13th June, 2024

No.WR-IRWR04/11/2022-IW3/2078.-

1.0 Vide Notification No. WR-IRWR04/11/2022-IW3/412032/2022, dated 22/08/2022, policy for the purpose of leasing out the vacant chunks of land owned by the Department of Water Resources was formulated. In order to make the process more transparent and with a view to generate more revenue, the said policy was further amended vide notification No. WR-IRWR04/11/2022-IW3/282, dated 30/09/2022 and No. WR-IRWR 04/11/2022-IW3/1266, dated 29/02/2024.

2.0 With the passage of time, certain need based changes have occurred. Some Executive Engineers have been designated as Estate Officers, who have been assigned the task to deal with matters relating the immovable properties and other assets vested in the Department. Therefore, a need is felt to update the policy for the handling the vacant properties and other immovable assets owned by the Department in a transparent manner so that maximum revenue could be generated for the State exchequer. In view of this, the Governor of Punjab is pleased to formulate the policy for the given purpose, which is mentioned below:-

a) All the vacant land owned by the Department of Water Resources i.e. within and outside premises of Canal Rest Houses and other vacant land/properties shall be given on lease basis through public auctions to be held in a very fair manner.

b) The reserve price of the aforesaid land and immovable properties shall be fixed by a Committee which shall be called as Reserve Price Fixation Committee and shall be headed by concerned Superintending Engineer with the following other members:-

Executive Engineer of the concerned Division.

i. Concerned Estate Officer.

ii. Concerned Block Development and Panchayat Officer,

iii. Concerned Fishery officer(in case where land to be leased out for fishing purpose).

iv. A Representative of District Administration.

c) The Reserve Price Fixation Committee shall fix the reserve price on the basis of market rental value of similar land/property in the neighborhood. Apart from it, the said Committee shall also take into consideration, the prevailing lease rates in the vicinity in respect of Panchayat lands. The rate of rent shall be increased by at least 5% annually in case land/property is leased out for a period exceeding one year.

d) A common public notice at the circle level shall be got published in a leading Punjabi and English newspapers. This notice must be got published fifteen days before the date of auction and shall specify the description/nature of land/property, the date, time and place fixed for the auction of the land/property. In order to give wider publicity in this behalf the other modes of publicity such as announcements through loudspeakers in Gurudwara Sahib/common place shall also be undertaken.

e) It shall be mandatory to upload the public notice on department's website and social media page.

f) Auction process shall be completed before 15th of May of each year.

g) The auction shall take place in the same revenue village, where it is situated and shall be done under the supervision of the Executive Engineer of the concerned Division along with Concerned Estate Officer.

h) Lease of land already under plough shall be given on annual basis, while the land, not under plough and infested with trees, bushes, etc. may be given for a period not exceeding three years to the highest bidder.

In case the land/property is leased out for the purpose of construction of fish pond(s), such lease shall be for a period of seven years, which is liable to be extended upto ten years on yearly basis after assessing the prevailing situation by the concerned Superintending Engineer.

i) All the participants in the auction process shall deposit minimum security amount as determined by Price Fixation Committee before the commencement of the auction process. This amount shall be returned to the unsuccessful bidders after completion of the auction process while the security amount of the successful bidder will be adjusted in the bid amount.

j) The successful bidder shall deposit twenty percent of the bid amount at the spot before closing of auction process. In the event of being non-deposit of twenty percent of bid amount by the successful bidder, the land/property shall be leased out to the next higher bidder.

k) The entire auction amount shall be deposited by the successful bidder within a period of one week after approval of the competent authority. It shall be the responsibility of the supervisory officer i.e. in-charge of the auction to get the auction amount deposited immediately in government account.

l) The competent authority for approving the final bid of successful bidder shall be the concerned Superintending Engineer, who after having approved the bid of successful bidder, shall intimate immediately to the Chief Engineer.

m) In case there is no eligible bidder, the auction shall be cancelled and next date shall be determined by the Superintending Engineer for the auction.If after two consecutive attempts of auction,still there is no eligible bidder, theReserve Price Fixation Committee will re-fix the reserve price of the land/property and auction will take place accordingly as per this policy.

n) If subsequent auction is still unsuccessful, the land shall be given on chakota rent to the departmental employees only for the financial year in which auction is being held. However, in the next financial year, such land will be leased out as per procedure laid down in this policy.

o) The successful bidder shall not be allowed to fell/cut any tree or bring any change in the land/ property except to increase its productivity. The change to be made, if any to increase the productivity of the land, shall be got approved from the concerned Executive Engineer.

p) The successful bidder shall vacate the land without any notice after the harvest of rabi crop.The clause will, however, not be applicable in the case of Fish Pond.

q) An agreement between the successful bidder and Department (signed by officer in-charge and Concerned Estate Officer) shall be executed and three copies of the agreement shall be prepared and one copy shall be sent to concerned Tehsildar so that the land shall be shown as self-cultivated in the name of the Department in the Girdawri. The successful bidder shall not be allowed to get the land/property entered in his name in the Girdawri or in the revenue records. The concerned Estate Officer (XEN of Concerned division in cases where Estate Officer is not present) shall ensure such entries are recorded in the revenue records and in case the needful is not done by the Department of Revenue, the matter shall be brought to the notice of the concerned Deputy Commissioner by the concerned Estate Officer (XEN of Concerned division in cases where Estate Officer is not present), personally as well as in writing.

r) Videography of the auction shall be mandatory for all the auctions.

s) Lands having area less than one acre will be reserved for Departmental employees as per earlier policy. However, this shall be based on competitive biddings among the Departmental employees with an aim to generate maximum revenue.

t) However, the Government shall have exclusive rights to take any land/property out of purview of this policy, if it intends to utilize the land/property for other purposes such as installation of solar power plant and plantation etc. and any other purpose duly notified by the Department.

u) Department holds the right to take the land out of the purview of this policy if it intends to utilize this land for other purposes like solar power, plantations etc. This shall be done with approval of the competent authority i.e. State Government.

This issues with the approval of Hon'ble Minister for Water Resources.

Sd/-
KRISHAN KUMAR, IAS,
Principal Secretary to Govt. of Punjab,
Department of Water Resources,
Chandigarh.

The 15th May, 2024

3117/6-2024/Pb. Govt. Press, S.A.S. Nagar